176.0	0004	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	813,500 / 813,500
					USE VALUE:	813,500 / 813,500
					ASSESSED:	813,500 / 813,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		SELKIRK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEERMANCE MARTIN C
Owner 2:	HEERMANCE SHARON P
Owner 3:	
Street 1:	14 SELKIRK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	O`QUINN KEVIN J & DEBORAH -
Owner 2:	-
Street 1:	14 SELKIRK ROAD
Twn/City:	ARLINGTONN
St/Prov:	MA Cntry:
Postal:	02476-5659

NARRATIVE DESCRIPTION

This parcel contains 6,141 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1987, having primarily Clapboard Exterior and 1768 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6141.000	390,500		423,000	813,500
Total Card	0.141	390,500		423,000	813,500
Total Parcel	0.141	390,500		423,000	813,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.12 | /Parcel: 460.1

Legal Description

User Acct 118250

GIS Ref

GIS Ref

Insp Date 10/06/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 176.0-0004-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	390,300	0	6,141.	423,000	813,300	813,300	Year End Roll	12/18/2019
2019	101	FV	306,700	0	6,141.	416,900	723,600	723,600	Year End Roll	1/3/2019
2018	101	FV	306,700	0	6,141.	320,200	626,900	626,900	Year End Roll	12/20/2017
2017	101	FV	306,700	0	6,267.	304,000	610,700	610,700	Year End Roll	1/3/2017
2016	101	FV	306,700	0	6,267.	279,700	586,400	586,400	Year End	1/4/2016
2015	101	FV	304,100	0	6,267.	261,400	565,500	565,500	Year End Roll	12/11/2014
2014	101	FV	304,100	0	6,267.	240,800	544,900	544,900	Year End Roll	12/16/2013
2013	101	FV	304,100	0	6,267.	240,800	544,900	544,900		12/13/2012

!13748!

PRINT

Date	Time
12/11/20	03:39:45

LAST REV

Date	Time
02/05/19	13:04:47

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13748

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`QUINN KEVIN J	30810-551		10/29/1999		379,000	No	No		
	18635-120		10/1/1987		233,000	No	No		Y

USER DEFINED

Prior Id # 1:	118250
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2006	677	Manual	5,000					repair deck

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
10/25/2008	Meas/Inspect	345	PATRIOT
6/19/2000	MLS		
1/13/2000	Mailer Sent		
1/6/2000	Measured	243	PATRIOT
7/16/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6141		Sq. Ft.	Site		0	70.	0.98	6									422,962						423,000	

Total AC/HA: 0.14098 | Total SF/SM: 6141 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,962 | Spl Credit | Total: 423,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	11.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	11.7	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24389136
Const Adj.:	1.06824207
Adj $ / SQ:	166.097
Other Features:	102300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	442205
Depreciation:	51738
Depreciated Total:	390467

COMMENTS

PDAS.. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

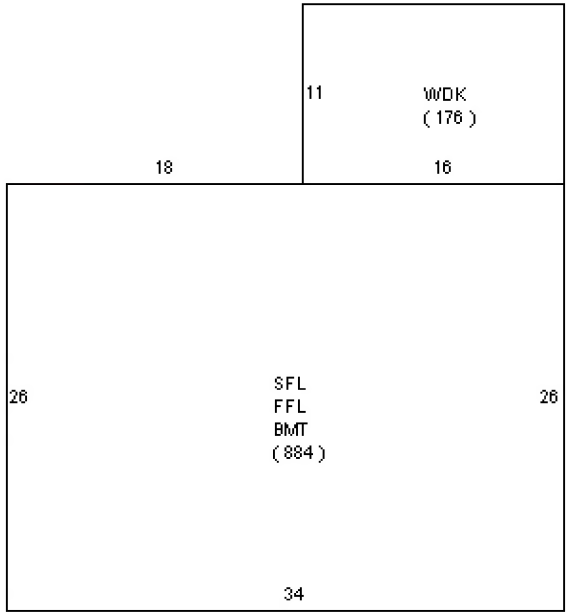
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	166.10
Special Features:	0	Val/Su Net:	138.08
Final Total:	390500	Val/Su SzAd	220.87

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	884	49.830	44,049
FFL	First Floor	884	166.100	146,830
SFL	Second Floor	884	166.100	146,830
WDK	Deck	176	12.480	2,196

Net Sketched Area:	2,828	Total:	339,905
Size Ad	1768	Gross Are	2828	FinArea	1768
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0004-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc